

BK 0343 PG 0327

STATE MS.-DESOTO CO.

FILED

Nov 23 3 49 PM '98

BK 343 PG 327
W.E. DAVIS CH. CLK.

Prepared by and
Return to: William F. Hagan
Post Office Box 679
Hernando, MS. 38632
(601) 429-9048

EDGEWOOD PARTNERS, L.L.C.,

Grantors

TO

BRENT E. BARNHART, ET UX,

Grantees

WARRANTY DEED

For and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, We, **EDGEWOOD PARTNERS, L.L.C.**, do hereby grant, bargain, sell, convey, and warrant to **BRENT E. BARNHART and wife, KRISTA L. BARNHART**, as tenants by the entirety with full rights of survivorship and not as tenants in common, that certain real property lying and being situated in DeSoto County, Mississippi, and being more particularly described as follows:

Lot 49, Edgewood Estates PUD, First Addition, located in Section 20, Township 3 South, Range 7 West, DeSoto County, Mississippi, as shown on plat of said subdivision of record in Plat Book 61, Pages 32-33, in the office of the Chancery Clerk of DeSoto County, Mississippi.

The above described real property is conveyed subject to road rights of way, public utility easements, and zoning, subdivision, and health department regulations of DeSoto County, Mississippi; subject to any matters which might be revealed by an accurate current survey; subject to any prior reservation or conveyance of oil, gas, or mineral rights of any kind or character whatsoever; subject to covenants, limitations, and restrictions of said subdivision as found on plat of said subdivision of record in Plat Book 61, Pages 32-33, of the records of DeSoto County, Mississippi; and subject to taxes for the year 1998 and all subsequent years.

Taxes for the year 1998 shall be pro-rated at such time as said may be determined upon publication of said taxes. Grantees, their heirs, successors, and/or assigns, shall be liable for the taxes for the year 1999 and all subsequent years.

Possession of said real property shall be given to Grantees upon delivery of this Deed.

Witness our signature, this the 23rd day of November, 1998.

EDGEWOOD PARTNERS, L.L.C.

BY:

MARK ANGLIN Member

Edgewood Partners, L.L.C.
3545 Jaybird Road
Hernando, MS 38632
Office: (601) 429-0418

Mr. and Mrs. Brent E. Barnhart
6760 Lake Forest Drive
Walls, MS 38680
Home: (601) 781-5327
Work: (601) 349-6999

**STATE OF MISSISSIPPI
COUNTY OF DESOTO**

This day personally appeared before me, the undersigned authority in and for said County and State, **MARK NAGLIN**, acting in his capacity as **Member** of **EDGEWOOD PARTNERS, L.L.C.**, who acknowledged that he signed and delivered the above and foregoing **WARRANTY DEED** acting in such capacity, as the free and voluntary act and deed of said **EDGEWOOD PARTNERS, L.L.C.**, on the day and date mentioned therein and for the purposes therein expressed, he being first duly authorized so to do.

Given under my hand and official seal of office, this the 23rd day of November, 1998.

William F. Hagan
NOTARY PUBLIC

MY COMMISSION EXPIRES:
September 23, 2000

